US Army Corps
of Engineers

Operation and Maintenance
OMEE
Engineering Enhancement

OPERATION AND MAINTENANCE ENGINEERING ENHANCEMENT

Operation and Maintenance
OMEE
Engineering Enhancement

PROGRAM OVERVIEW

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Definition

Operation and Maintenance
OMEE
Engineering Enhancement

OMEE is the application of a systematic approach to the operation and maintenance of facilities.

- To ensure the facility serves its intended function efficiently and safely.
- To ensure the facility components reach or exceed their life expectancy.

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Traditional O&M Process

Operation and Maintenance OMEE Engineering Enhancement

DEVELOP AE SCOPE
AE SELECTIO N & AWARD
DEVELOP PERFORMANCE WORK STATEMENT
O&M CONTRACTO R SELECTION & AWARD
INITIATE O&M SERVICES

- Two Separate contract actions
- Two contractors involved
- Time-consuming selection processes
- Very detailed scope of work for O&M contractor

• 200 Day Process

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The OMEE Process

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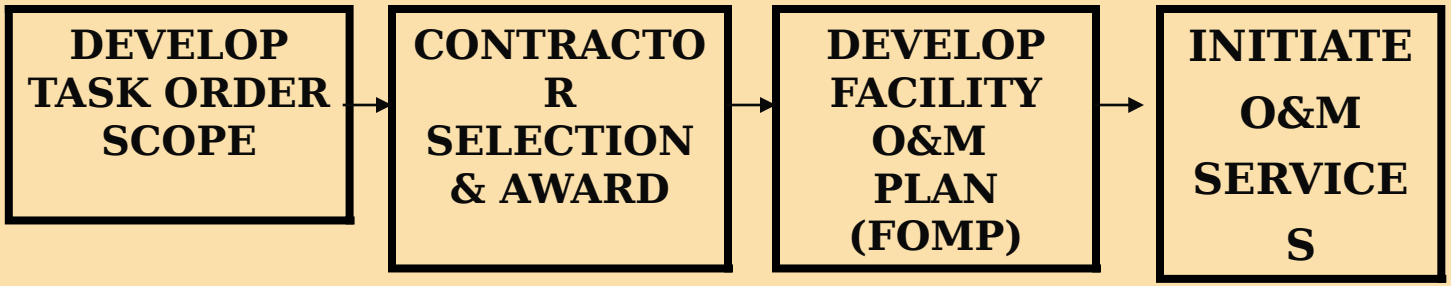

- One task order award (subsequent mods)
- One contractor involved
- Simplified selection process
- Performance-based scope of work
- O&M contractor has vested interest (contractor buy-in)

- 50 Day Process

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FOMP Contents

Operation and Maintenance
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- Facility Inventory
- Equipment Inventory
- Scheduled Maintenance (Task/Frequency)
- Unscheduled Maintenance
  - Service Order Process
  - Response Times
- Staffing & Materials Data
- Subcontracting Data
- Site Specific Safety & Health Plan
- Site Specific Quality Control Plan

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FOMP Process

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- Visit MTFs
- Identify specific customer needs
- Develop draft FOMP to meet these needs
- Finalize FOMP w/all stakeholders
- Proceed to award O&M Services

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Contract Services

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FACILITY O&M CONTRACT

FACILITY O&M SERVICES

- **CUSTODIAL**
- **GROUNDS**
- **PEST CONTROL**

REPAIR

REPLACEMENT

$200k VALUE

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O&M Results

Operation and Maintenance OMEE Engineering Enhancement

- Improved patient comfort and care
- Better working environment for health care providers
- Easier compliance with JCAHO, OSHA, NFPA, and EPA standards
- Reduced life safety violations
- Increased reliability of systems, equipment, and components
- Improved long-range planning
- Documented O&M budgets

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Cost Savings

Operation and Maintenance OMEE Engineering Enhancement

- Increased efficiency of equipment
- Increased equipment life
- Lower energy costs (fuel/electricity)
- Correct problems before major breakdown occurs with loss of service
- Lower water usage and savings in treatment chemicals
- Reduced Acquisition Cost

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Private Sector Comparison

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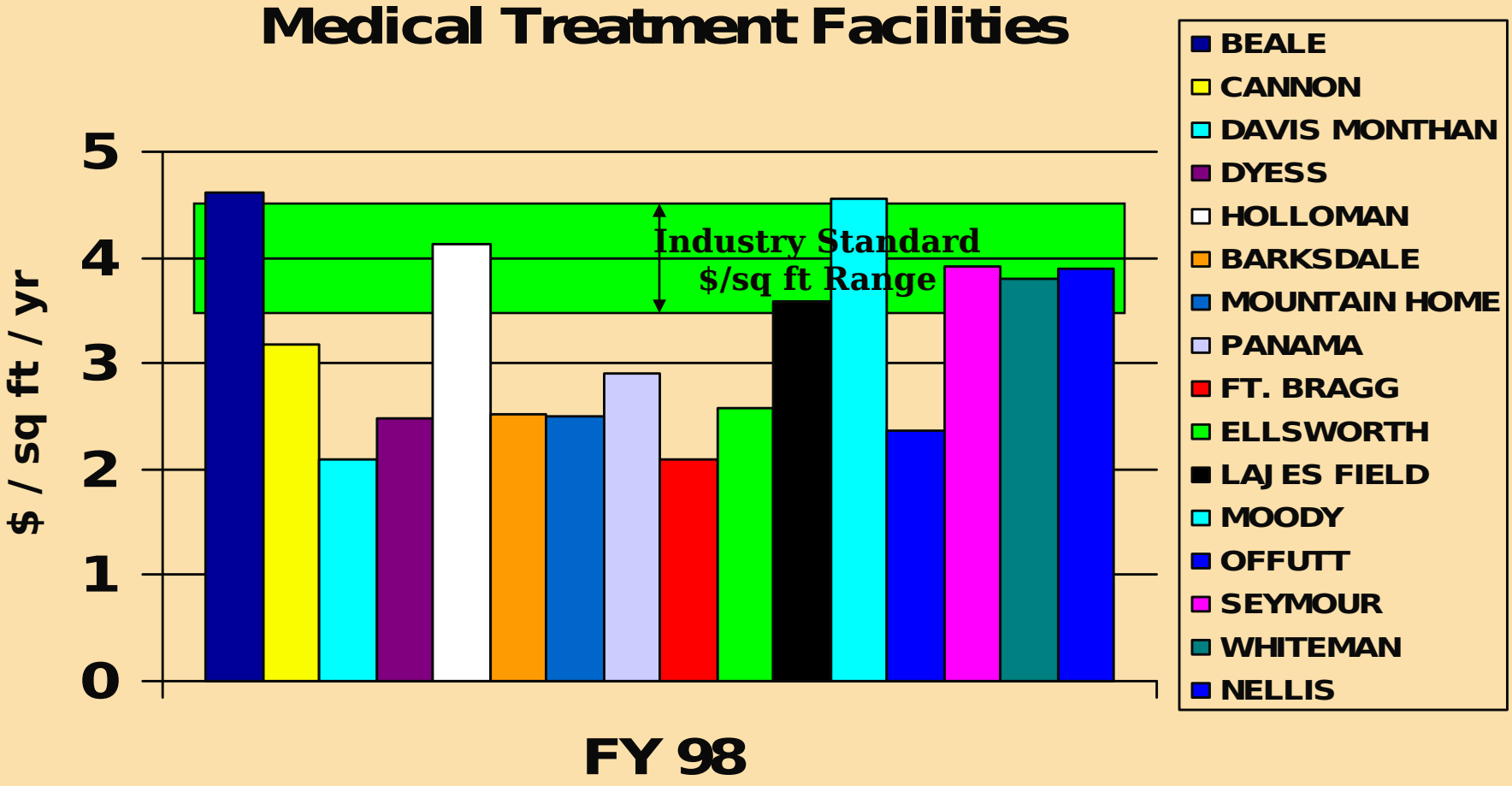

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Cost Elements

Operation and Maintenance OMEE Engineering Enhancement

- O&M Cost Range (Medical Facilities)
  - Private Sector = $3.50 - $4.50 SF/Yr
  - OMEE Approach = $2.50 - $4.00 SF/Yr
- O&M Cost Range (Office/Support Facilities)
  - $0.50 - $1.50 SF/Yr
- FOMP Development Cost = $0.10 - $0.15 SF
- CEHNC Award Cost = $4000 Initial Task Order
- CEHNC S&A Cost = 4 - 8% of Award Value

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S&A Cost Element

Operation and Maintenance OMEE Engineering Enhancement

- Technical Scope of Work
- Engineering Drawings
- Engineering Specs
- Government Estimate
- Design Analysis
- Cost/Price Analysis
- Contract Award
- Monitoring of Services
- Contract Modifications
- Service Order Processing
- Troubleshooting
- Performance Evaluation
- Invoice Processing

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Current OMEE Contracts

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- Five Successful Contractors
- $125m Capacity
- Duration (May 00 thru May 05)
- Full or Partial O&M Services
- Assign Single Contractor
  - Vested Interest
  - Cost Savings (improvements)
  - Consistency of Results
  - Improved Facility Reliability

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Current Customers

Operation and Maintenance
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- Fort Bragg
- Holloman AFB
- Barksdale AFB
- Mt. Home AFB
- Beale AFB
- Davis-Monthan AFB
- Seymor-Johnson AFB
- Nellis AFB
- Moody AFB
- Offutt AFB
- Ellsworth AFB
- Whiteman AFB
- Dyess AFB
- Lajes Field

Questions?

Comments?